

**ICE HOUSE MUSEUM
LEASE AGREEMENT**

THIS LEASE AGREEMENT is made and entered into this 1st day of June, 1998 by and between the Cedar Falls Historical Society, hereinafter called SOCIETY, and the City of Cedar Falls, Iowa, hereinafter called CITY.

FOR THE CONSIDERATION of One Dollar (\$1.00) and other valuable consideration, receipt of which is hereby acknowledged, CITY has this day leased unto SOCIETY the building known as the Ice House located in the vicinity of Highway 57 and Center Street within the City of Cedar Falls, Iowa, with all right and appurtenances thereto upon the following terms and conditions:

1. This Lease shall be for a term of twenty (20) years, commencing on the 1st day of June, 1998.

2. The Ice House described above and leased herein shall be used by SOCIETY only for a museum. In said building SOCIETY will provide a museum featuring tools and equipment used when ice was cut on the Cedar River and stored in the Ice House and will display antique farm implements used by early settlers farming in Black Hawk County, Iowa.

3. SOCIETY shall provide the following insurance covering:

SOCIETY will provide employers' liability and workers' compensation for all its employees. The SOCIETY will provide general liability insurance coverage for premises and operations (\$1,000,000 limits). The CITY will be an additional named insured. The SOCIETY will provide fire and extended coverage on contents of the Ice House Museum.

4. SOCIETY shall provide all maintenance and repairs necessary for the preservation of the Ice House Building during the terms of the Lease; CITY will maintain the area surrounding and outside the Ice House Building.

5. SOCIETY shall not make any improvements or changes in the Ice House Building unless it obtains prior approval from the CITY. All costs of said improvements shall be provided and paid for by SOCIETY.

6. CITY will provide fire and extended coverage on the Ice House Building and Landlord's Liability Insurance.

7. CITY will pay the cost of electric utilities used in the Ice House Building.

8. This Lease Agreement may be terminated or extended by mutual agreement of the parties hereto.

CITY OF CEDAR FALLS, IOWA

CEDAR FALLS HISTORICAL SOCIETY

BY: Ed Stachovic
Ed Stachovic, Mayor

BY: Maureen G. Walker
President

BY: Gary L. Hosse
Gary L. Hosse, City Clerk

BY: Sue Lehman
Secretary